

MEETING OF THE CITY COUNCIL

Lack Ord.

AGENDA ITEM NUMBER:

-2-4

DATE:

MAY 18 2006

MOTION/SECOND:

McNeil/Hall

ORDINANCE NUMBER:

2006-05-18-0624 Limitation of alcohol

RESOLUTION NUMBER:

to on-premise consumption

ZONING CASE NUMBER:

2-2006095 only

TRAVEL AUTHORIZATION:

D2

NAME	ROLL	AYE	NAY
ROGER O. FLORES District 1			
MCNEIL			
UTIERREZ			
EREZ			
E			
RRERA			
JARDO			
DLFF			
"CHIP"			
ERGER			
Mayor			

Possible replacement according to City Atty's office

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
CONTRACT SERVICES
COUNCIL OFFICES
CULTURAL AFFAIRS
CUSTOMER SERVICE/311 SYSTEM
DEVELOPMENT SERVICES
HOUSE NUMBERING
LAND DEVELOPMENT SERVICES
TRAFFIC & DRAINAGE PLAN REVIEW
ECONOMIC DEVELOPM
ENVIRONMENTAL SER
SOLID WASTE
EXTERNAL RELATIONS
PUBLIC INFORM
FINANCE - DIRECTOR
FINANCE - ASS
FINANCE - CO
FINANCE - GR
FINANCE - TRE
FIRE DEPARTMENT
HOUSING AND COMMU
HUMAN RESOURCES (PI
INFORMATION SERVICE
INTERNAL REVIEW
INTERNATIONAL AFFAI
LIBRARY
MANAGEMENT & BUDG
MAYOR'S OFFICE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
NEIGHBORHOOD ACTION
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT -NEIGHBORHOOD PLNG;
URBAN DESIGN/HISTORIC PRESERVATION
DISABILITY ACCESS OFFICE
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC UTILITIES
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AN ORDINANCE 2006-05-18-0624

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lots 11 and 12, the South 14.5 Feet of Lot 13, and the North 45 Feet of Lot 14, Block 18, NCB 964 from "I-1" RIO-2 General Industrial River Improvement Overlay District-2 to "IDZ" RIO-2 Infill Development Zone River Improvement Overlay District-2 with uses permitted in "C-1" Light Commercial District and "O-2" Office District.

SECTION 2. The following uses shall not be permitted:

- A. Convenience Store
- B. Grocery Store

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective May 28, 2006.

PASSED AND APPROVED this 18th day of May, 2006.

ATTEST:

6-15-06 City Clerk

APPROVED AS TO FORM:

[Signature]
for City Attorney

[Signature]
M A Y O R

PHIL HARDBERGER

Agenda Voting Results

Name: Z-4. Motion to approve with limit on onsite consumption of alcohol

Date: 05/18/06

Time: 06:50:08 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006095 (District 2): An Ordinance amending the zoning district boundary from "I-1" RIO-2 General Industrial River Improvement Overlay District-2 to "IDZ" RIO-2 Infill Development Zone River Improvement Overlay District-2 on Lots 11 and 12, the South 14.5 Feet of Lot 13, and the North 45 Feet of Lot 14, Block 18, NCB 964, 1625-1639 Broadway and 1616 Avenue B as requested by H. Glenn Huddleston, Applicant, for H. Glenn Huddleston, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR PHIL HARDBERGER	MAYOR	Not present			

CASE NO: Z2006095

Staff and Zoning Commission Recommendation - City Council

Date: May 18, 2006

Zoning Commission Meeting Date: April 18, 2006

Council District: 2 **Ferguson Map:** 617 A2

Applicant: Owner:

H. Glenn Huddleston

H. Glenn Huddleston

Zoning Request: From "I-1" RIO-2 General Industrial River Improvement Overlay District-2 to "IDZ" RIO-2 Infill Development Zone River Improvement Overlay District-2

Property Location: Lots 11 and 12, the South 14.5 Feet of Lot 13, and the North 45 Feet of Lot 14, Block 18, NCB 964

1625-1639 Broadway and 1616 Avenue B

Intersection of Broadway and Pearl Parkway

Proposal: For a Mixed Use Project

Neighborhood Association: None

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is currently vacant. It is comprised of a vacant building on lots 11 and 12, as well as two undeveloped lots to the north and west. To the north and east of the property are areas zoned industrial, and to the south and west is the Highway 281/I-35 Intersection. The surrounding zoning is currently I-1.

The applicant is requesting IDZ Infill Development Zone District in order to create a mixed-use development. This request is compatible with the similar commercial development along the Broadway corridor, and should compliment the nearby infill development project at the Pearl Brewery. Continued infill projects such as this one will contribute to the area's revitalization.

IDZ districts are intended to provide a flexible approach for inner-city infill development projects. The current code requirements could make the redevelopment of these parcels difficult due to the nature of the properties. The IDZ district provides flexibility to the property owner in adhering to several typical development requirements, such as, setback limitations, parking, parks and open space, and buffer requirements.

This inner-city area of San Antonio is currently undergoing extensive redevelopment. Several residential, commercial, and mixed-use redevelopment projects are currently underway. Thus, given the evolving mixed-use development pattern in the area, and the subject property's location, the requested zoning and proposed development is compatible.

The subject properties were zoned "K" under the provisions of the 1938 zoning code. "K" was subsequently reclassified to "I-1" upon adoption of the 2001 Unified Development Code.

Zoning Commission Recommendation:

VOTE

CASE NO: Z2006095

Staff and Zoning Commission Recommendation - City Council

Approval	FOR	10
	AGAINST	0
CASE MANAGER : David Clear 207-3074	ABSTAIN	0
	RECUSAL	0

Z2006095

ZONING CASE NO. Z2006095 – April 18, 2006

Applicant: H. Glenn Huddleston

Zoning Request: "I-1" "RIO-2" General Industrial River Improvement Overlay District 2
to "IDZ" "RIO" 2 Infill Development River Improvement Overlay
District 2.

Harper Huddleston, representing the owner, stated their intent is to develop mixed use on the subject property. He stated he does not feel this development would pose a threat to the community, as this would beautify the area.

FAVOR

Timothy Lang, 6831 Raintree Path, stated he is in support of this request. He stated should this zoning request be granted he would be one of Mr. Huddleston's tenants. He stated they anticipate in operating a restaurant.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Marshall and seconded by Commissioner Gadberry to recommend approval.

1. Property is located on Lots 11 and 12, the south 14.5 feet of Lot 13 and the north 45 feet of Lot 14, Block 18, NCB 964 at 1625 – 1639 Broadway and 1616 Avenue B.
2. There were 15 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

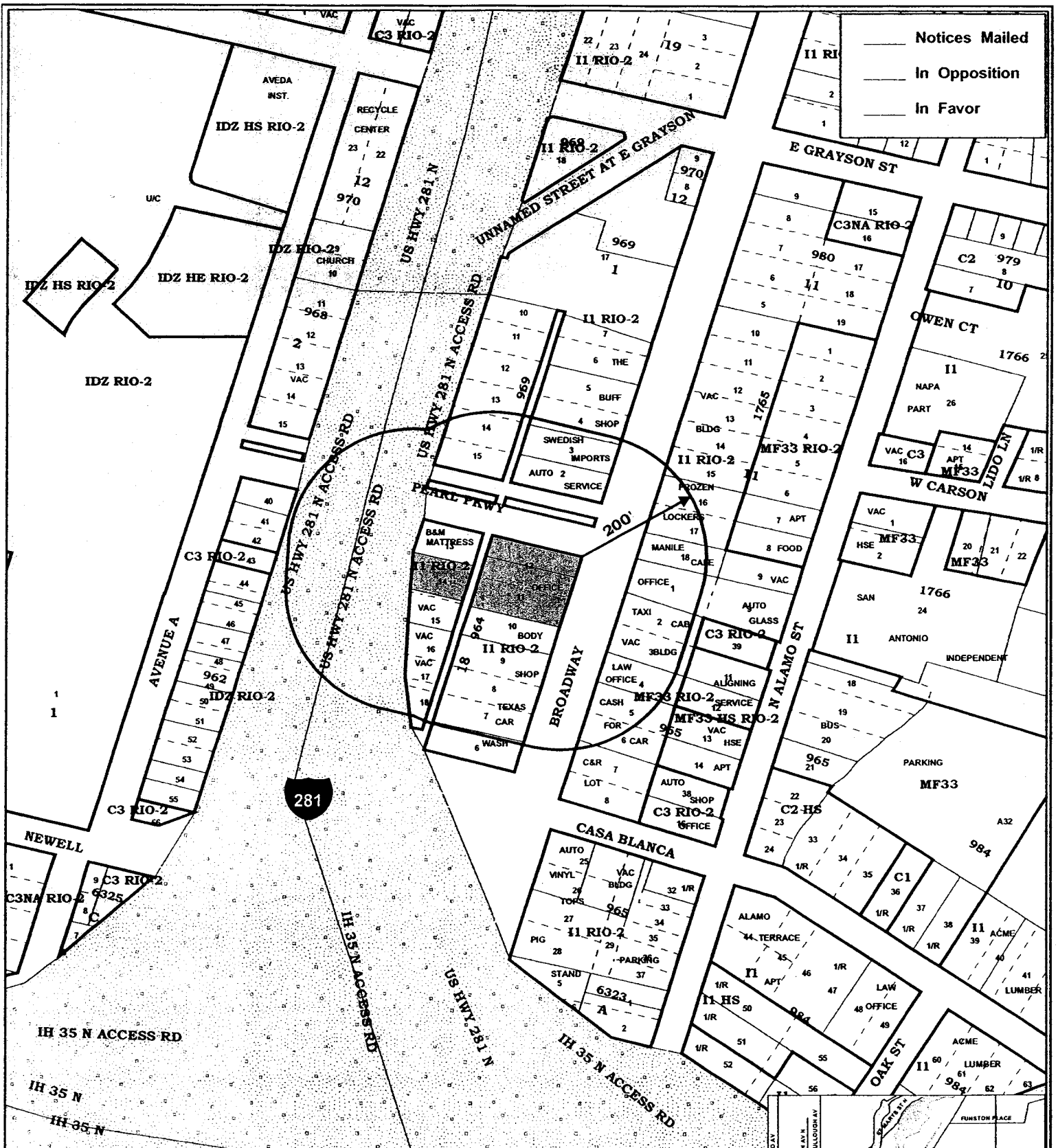
AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, Wright, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

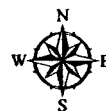
To be provided at Council hearing.



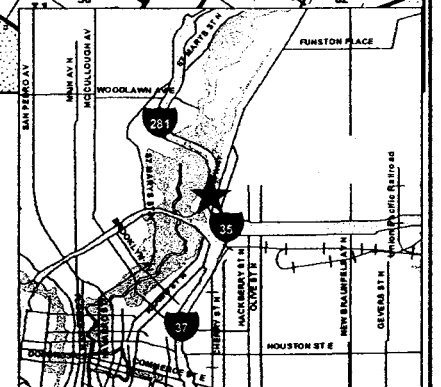
ZONING CASE: Z2006-095

City Council District No. 2
 Requested Zoning Change
 From "I-1" RIO-2
 To "IDZ" RIO-2
 Date: May 18, 2006
 Scale: 1" = 200'

- Subject Property
- 200' Notification



C:\Apr_4_2006



Affidavit of Publisher

AN ORDINANCE
2006-05-18-0624

STATE OF TEXAS


COUNTY OF BEXAR

S.A. - CITY CLERK

AMENDING CHAPTER 35
OF THE CITY CODE THAT
CONSTITUTES THE COM-
PREHENSIVE ZONING ORDI-
NANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE
CLASSIFICATION AND RE-
ZONING OF CERTAIN PROP-
ERTY DESCRIBED HEREIN
AS: Lots 11 and 12, the South
14.5 Feet of Lot 13, and the
North 45 Feet of Lot 14, Block
18, NCB 964, From "I-1" RIO-2
General Industrial River
Improvement Overlay District-2
to "IDZ" RIO-2 Infill Develop-
ment Zone River Improvement
Overlay District-2. "THE
PENALTY FOR VIOLATION IS
A FINE NOT TO EXCEED
\$1,000.00".
5/23

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that Ordinance 2006-05-18-0624 here to attached has been published in every issue of the newspaper on the following days, to wit:

05/23/2006.



Sworn to and subscribed before me this 23rd day of May, 2006.

